

24 January 2025

Brett Crowther
By email

RE: PROPOSED MIXED USE DEVELOPMENT, 1-3 GONDOLA ROAD, NORTH NARRABEEN, NSW – Response to WaterNSW RFI

1 Introduction

This letter has been prepared by Martens and Associates Pty Ltd (**MA**) on behalf of Brett Crowther (the **Client**), in response to a Request for Further Information (**RFI**) sought by WaterNSW (Ref. IDAS1158640, dated 20 December 2024), which has been provided in Appendix A. The RFI relates to construction dewatering works for a proposed mixed use development at 1-3 Gondola Road, North Narrabeen, NSW (the **Site**).

This covering letter is to be read in conjunction with a Hydrogeology Assessment and Groundwater Dewatering Management Plan prepared by MA for the Site, as documented in the following report:

- MA (2025) *Hydrogeology Assessment and Groundwater Dewatering Management Plan, 1-3 Gondola Road, North Narrabeen, NSW*. Report ref. P2310036JR05V02, dated 24 January 2025.

It is noted that the latest version (V02) of the above report has been updated in response to the WaterNSW RFI, and also incorporates dewatering requirements for basement flood storage infrastructure which was not included in the previous version of the report.

2 WaterNSW RFI and Response

Additional information sought from the WaterNSW RFI (IDAS1158640) are provided below, with responses to each provided referencing relevant section(s) of the MA (2025) Hydrogeology Assessment and Groundwater Dewatering Management Plan where appropriate:

1. *Confirmation of the proposed basement construction design, being either tanked (fully watertight) or drained (requiring permanent ongoing dewatering).*

All elements of the proposed basement, lift wells and flood storage infrastructure are proposed to be tanked (fully watertight), as per Section 1.2.2 of MA (2025).

2. *If a tanked basement design is proposed, the following information is requested:*

- i. *Volume of water to be extracted annually if available.*

Preliminary calculations estimate an annual water inflow rate of 37.52 ML / year based on the proposed development and groundwater conditions. Details are provided in Section 3.2 and Section 3.3 of MA (2025).

- ii. *Duration of the water take for dewatering if available.*

Dewatering is expected to only be required during the flood storage infrastructure construction, and is estimated to be required for a duration approximately one month. Details are provided in Section 3.2 of MA (2025).

Based on a one month dewatering duration, a groundwater take of approximately 3.13 ML is expected over the basement and flood storage construction timeframe.

iii. Method of measuring the water take and recording.

During dewatering, total groundwater take should be measured on a weekly basis by way of a calibrated flow meter located on the water pump line(s). Details provided in Section 3.3 of MA (2025)

- 3. If a drained basement design is proposed, WaterNSW and the Department of Planning and Environment – Water (DPE) will require additional modelled data to support a hydrogeological review and assessment. The Geotechnical report (or equivalent) will need to be updated accordingly and satisfying the requirements detailed in the Minimum requirements for building site groundwater investigations and reporting.*

Not applicable as the basement is proposed to be tanked (fully watertight).

If any further information is required, please do not hesitate to contact our offices.

For and on behalf of

Martens & Associates Pty Ltd

Robert Mehaffey

Senior Environmental Consultant

References

WaterNSW (2024) Request for Further Information. Ref. IDAS1158640.

Appendix A – WaterNSW RFI (20 December 2024)

20 December 2024

Contact: Lauren Preston

Phone: 1300 662 077

Email: lauren.preston@waternsw.com.au

The General Manager
Northern Beaches Council

Our Ref: IDAS1158640

Email: daplanningportal@northernbeaches.nsw.gov.au

REQUEST FOR FURTHER INFORMATION

Dear Planning Officer,

RE: Proposed Development DA2024/0460
Lot 187//DP16719 Lot188//DP16719
ADDRESS: 1-3 Gondola Road NARRABEEN 2001

Reference is made to (Planning Portal No CNR-68682 / A-93194

WaterNSW has reviewed the information provided with the development application related to water supply works.

WaterNSW requests that the consent authority stop-the-clock for this development and arrange for the applicant, to provide the following information to enable assessment of the application:

1. Confirmation of the proposed basement construction design, being either tanked (fully watertight) or drained (requiring permanent ongoing dewatering).
2. If a tanked basement design is proposed, the following information is requested.
 - (i) Volume of water to be extracted annually if available.
 - (ii) Duration of the water take for dewatering if available.
 - (iii) Method of measuring the water take and recording.
3. If a drained basement design is proposed, WaterNSW and the Department of Planning and Environment -Water (DPE) will require additional modelled data to support a hydrogeological review and assessment. The Geotechnical report (or equivalent) will need to be updated accordingly and satisfy requirements detailed in the [Minimum requirements for building site groundwater investigations and reporting](#). Further information can also be found at <https://www.industry.nsw.gov.au/water/science/groundwater/aquifer-interference-activities>.

Please address the information requested as soon as possible. If the information has not been received by WaterNSW **within 28 days**, and no request for an extension of time has been received, WaterNSW may refuse to issue General Terms of Approval.

Should there be any further enquiry in this matter, please email lauren.preston@waternsw.com.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lauren Preston', enclosed in a thin black rectangular border.

Lauren Preston
Water Regulation Officer
WaterNSW